

Unit 1316 - Porto Bellagio

1316 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10462145
Status:	Closed
Size:	1,116 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Other View
List Price:	\$599,000
List PPSF:	\$537
Valuated Price:	\$595,000
Valuated PPSF:	\$533

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	500
Number of active listings for rent:	23
Number of active listings for sale:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

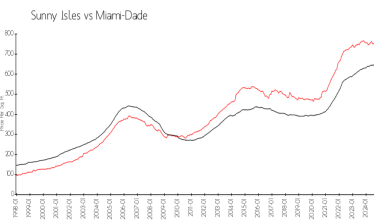
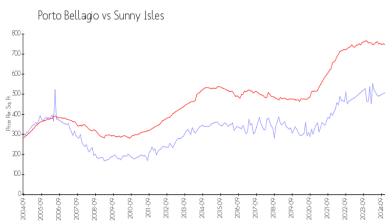
Building Association Information

Porto Bellagio Condominium
 (305) 945-0683,
 17145: 305-919-8956,
 & 17125:305 919 9930

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1316	1,116 sq ft	Jan 2025	\$570,000	\$511
1705	1,116 sq ft	Jan 2025	\$592,500	\$531
2211	1,116 sq ft	Dec 2024	\$525,000	\$470
4501	715 sq ft	Nov 2024	\$317,500	\$444
2905	1,116 sq ft	Nov 2024	\$635,500	\$569

Market Information



Porto Bellagio:	\$507/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Porto Bellagio	4%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Porto Bellagio	92 days
Sunny Isles	116 days



Miami-Dade

90 days